



2414 27 Street SE
Calgary, Alberta

MLS # A2314978



\$629,000

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	848 sq.ft.	Age:	1952 (74 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Other	Zoning:	R-CG
Foundation:	Other	Utilities:	-
Features:	Open Floorplan		

Inclusions: none

DEVELOPERS & INVESTORS — RARE INNER-CITY LAND ASSEMBLY OPPORTUNITY! Exceptional chance to acquire two neighboring properties in the highly sought-after community of Southview, offered together as a premier development package. This listing must be sold with 2418 27 Street SE, combining for an impressive 100 FT x 120 FT corner land assembly with desirable RCG zoning. Positioned on a quiet, tree-lined street directly beside a beautiful park and just steps from the ridge, this is one of Southview's most prime redevelopment locations. The package includes two fully renovated bungalows, offering excellent holding income potential while you plan your future project, or the opportunity to begin redevelopment immediately. With flexible RCG zoning and incredible frontage, the possibilities for multi-family development are substantial in this rapidly revitalizing inner-city neighborhood just minutes from Downtown Calgary. Surrounded by parks, schools, transit, walking paths, and nearby ridge views, this is a rare opportunity to secure a large-scale development site in an unbeatable location. Properties must be sold together. Opportunities of this size, location, and potential rarely come to market in Southview.